

SUMMARY OF CRITERIA FOR COUNTY PFA DESIGNATIONS					
TYPES OF AREAS ELIGIBLE FOR PFA DESIGNATION		PFA DESIGNATION CRITERIA			
		COMPREHENSIVE PLAN CRITERIA	DENSITY CRITERIA <sup>1,2</sup>	SEWER <sup>3</sup>	ADDITIONAL RESTRICTIONS OR TESTS
Areas Zoned Industrial (for Garrett County, Areas Classified in the Comprehensive Plan as Industrial)	By Jan. 1, 1997	N/A	N/A	N/A	N/A
	After Jan. 1, 1997	Within a locally designated Growth Area	N/A	Existing	N/A
Areas Principally Used for Employment		Within a locally designated Growth Area	N/A	Existing or Planned in 10-year Sewer Pan	N/A
Existing Communities (as of January 1, 1997), including vacant land within the Community	With Sewer	Within a locally designated Growth Area	2.0 units per acre	(Existing Sewer)	N/A
	With Water Only	Within a locally designated Growth Area	2.0 units per acre	(Existing Water, but no Sewer)	Funded project must maintain community character and may not increase growth capacity except for in-fill and "limited peripheral development" <sup>5</sup>
	Expansions Beyond the Periphery of the Developed Community	The original "existing community" must be in a locally designated Growth Area	3.5 units per acre	If Sewer Serves the Area <sup>4</sup>	N/A
Areas Other Than Existing Communities		Within a locally designated Growth Area	3.5 units per acre	Planned in 10-year Sewer Plan	PFA designation must represent a long term policy for orderly development and efficient use of land and public services
Rural Villages (The PFA boundary must be defined by the periphery of the developed portion of the village as of July 1, 1998)		The Village must be designated in the Comprehensive Plan by July 1, 1998	N/A	N/A	Funded project must maintain community character and may not increase growth capacity except for in-fill and "limited peripheral development" <sup>5</sup>

<sup>1</sup>Density refers to the portion of the Area designated by local government for residential use or development.

<sup>2</sup>For developed areas, density means average "actual" density. For vacant land, density means average "permitted" density, as defined by zoning.

<sup>3</sup>All sewer requirements may be satisfied by either public or community systems.

<sup>4</sup>The State may fund the sewer before the Area is certified as a PFA if permitted density is at least 3.5 units per acre.

<sup>5</sup>The law defines "limited peripheral development" as development contiguous to an existing community or village that does not increase the number of dwelling units by more than 10 percent.